



10 High Street, South Norwood, SE25 6EP

A prominent and visible ground floor corner premises with a storage basement to let under a new lease.

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Rent: £20,000 (twenty thousand pounds) per annum exclusive

LOCATION: - The property is situated fronting High Street, South Norwood. The property is a stone's throw from South Norwood train station and benefits from vast quantities of passing vehicular traffic and pedestrian foot flow, particularly during rush hour periods. High Street is a busy link road between South Norwood, Penge and beyond and is a bus route. South Norwood is a densely populated residential catchment which the property is in a position to service.

DESCRIPTION: - The property comprises a ground floor lock-up shop with a storage basement occupying a prominent corner position which is highly visible from the High Street. The property is partitioned internally to provide a sales area, rear ancillary, and a storage basement accessed via stairs in the rear ancillary. We are advised that the internal partition may be removed subject to necessary consents. The property was formerly a cake shop but is considered suitable for a variety of uses.

ACCOMMODATION: -

Gross frontage	4.6m (15ft) approx.
Return frontage	3.8m (12ft) approx.
Max internal width	5.4m (17ft) approx.
Max depth	5.3m (17ft) approx.
Sales area	29.60m ² (319ft ²) approx.
Rear ancillary	25.92m ² (279ft ²) approx.
Basement	32.55m ² (350ft ²) approx.
WC	

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated.

USE/PLANNING: - We understand the property currently falls within Class E of the latest Town and Country Planning (Use Classes) Order.

Interested parties should make enquiries of the Local Authority with regard to their intended use prior to offer.

RENT: - £20,000 (twenty thousand pounds) per annum exclusive.

BUSINESS RATES: - The property will have a rateable value of £15,750 from 1 April 2026. Interested parties should make enquiries of the Local Authority to confirm the rates payable.
www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an EPC rating of C.

VAT: - We understand that the property is not elected to VAT.

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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Date: 26/01/2026



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